



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

May 2, 2011
1104-PUD-04
Exhibit 1

Petition Number: 1104-PUD-04

Subject Site Address: State Road 32 & Oak Ridge Road

Petitioner: Wilfong Land Companies LLC

Representative: Jon Dobosiewicz, Nelson & Frankenberger

Request: Amendments to the development standards of the Oak Ridge Pointe PUD.

Current Zoning: Oak Ridge Pointe PUD

Current Land Use: Agricultural/Vacant/Residential

Approximate Acreage: 24 acres

Zoning History: Original Oak Ridge Pointe PUD (Ord. 07-34)
Amended Oak Ridge Pointe PUD (Ord. 08-48)

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Oak Ridge Pointe PUD Amendment (Original), 04/04/11
4. Oak Ridge Pointe PUD Amendment (Revised), 05/02/11
5. Oak Ridge Pointe PUD Amendment (Redline), 05/02/11
6. Cover Letter to the Advisory Plan Commission, 04/29/11

Staff Reviewer: Kevin M. Todd, AICP



Petition History

This petition was introduced at the March 14, 2011 City Council meeting and appeared before the Technical Advisory Committee on March 22, 2011. It received a public hearing at the April 4, 2011 Advisory Plan Commission (the “APC”) meeting. Modifications to the proposal have been made since the public hearing and are included as Exhibit 4 of this report.

Procedural

The recommendation from the APC to the City Council may be made at the May 2, 2011 APC meeting.

Project Overview

Project Location

The subject property is located at the southwest and (future) northwest corners of State Road 32 and Oak Ridge Road (the “Property”).

Project Description

The original Oak Ridge Pointe PUD was approved on December 10, 2007 (Ordinance 07-34). It was amended a year later (December 8, 2008) to include additional acreage (Ordinance 08-48) (the “Current PUD”). This proposal seeks to amend and re-state the Oak Ridge Point PUD Ordinance (the “Proposal”). The Proposal includes four (4) land use districts: one (1) office district and three (3) commercial/retail districts. The Proposal does not change any of the district boundaries or areas from the Current PUD.

The Proposal is formatted so that the Westfield-Washington Township Zoning Ordinance (the “Zoning Ordinance”) serves as the default standards for the development and only variations from the Zoning Ordinance are included in the Proposal.



Proposed Amendments

The Proposal would amend the Current PUD by decreasing the minimum square footage of buildings in the Commercial 1 District from 8,000 square feet to 2,500 square feet. The Proposal would increase the maximum square-footage of buildings in the Commercial 2 District from 3,600 square feet to 5,000 square feet. It also would eliminate the current restriction for retail square-footage in the Commercial 3 District (currently, the maximum square-footage of retail space within this district is 10,600 square feet). The Proposal also increases the minimum width of the multi-use path along Oak Ridge Road from eight (8) feet to twelve (12) feet, in order to accommodate the Monon Loop, as depicted in the Westfield Thoroughfare Plan.

The Proposal defaults to the State Highway 32 Overlay Zone (the "Overlay Zone") (1104-ZOA-03), with a few exceptions. Duplicate standards found in both the Proposal and the Overlay Zone were removed from the Proposal since the public hearing. The Proposal identifies items from the Overlay Zone which would not apply to the Proposal. They include the following:

1. Access on State Road 32 would be limited to a single right-in/right-out access point on both the north and south sides of the highway.
2. The access road requirement would not apply.
3. Monument/ground signs would be permitted within the trail corridor.
4. The maximum building setback and maximum building height requirements in the ORP-Office District would not apply.
5. The minimum building size requirements of the State Highway 32 Overlay Zone would not apply.
6. The trail crossing the Anna Kendal Legal Drain would be allowed to be located within the State Road 32 right-of-way.

Since its public hearing on April 18, 2011, the State Highway 32 Overlay Zone ordinance has been refined and certain sections have been clarified. One clarification is that signage would not be permitted within the thirty-foot trail corridor. The Oak Ridge Pointe PUD proposal has responded to that modification by adding Item 3 above to the list of exceptions from the State Highway 32 Overlay Zone. The proposed



exception would allow monument/ground signs to be located within the trail corridor. The APC may wish to discuss this matter at the May 2, 2010 APC meeting.

Public Policy

Westfield Comprehensive Plan (2007, as amended)

The Future Land Use Map of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies this site to be located within the Employment Corridor along State Road 32. The Comprehensive Plan states that the Employment Corridor is to consist of office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. The Employment Corridor recommendations further anticipate reserving employment corridors for employment-generating uses and related supporting service uses, as well as limiting industrial uses that would be visible to those that would not have negative land use impacts. The Employment Corridors chapter specifically recommends smaller-scale local office and service uses along State Road 32. The proposed uses are consistent with the recommendations found in the Comprehensive Plan for the Employment Corridor along State Road 32.

Westfield Thoroughfare Plan (2007, as amended)

The Westfield Thoroughfare Plan (the “Thoroughfare Plan”) classifies State Road 32 as a “Primary Arterial 1”. The recommended right-of-way width for a Primary Arterial 1 is 150 feet. The Thoroughfare Plan classifies Oak Ridge Road as a “Secondary Arterial”. The recommended right-of-way width for a Collector is 120 feet. The Thoroughfare Plan includes State Road 32 in a Pedestrian Corridor as a component of the Bike and Pedestrian Plan section. This policy recommends pedestrian-scale structures and architecture, character, and amenities for the area abutting State Road 32.

Park & Recreation Master Plan (2005)

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trail systems. The Property abuts the Midland Trace Trail.



Water & Sewer System

City water facilities run through the Property. City sewer facilities are nearby and would need to be extended to serve the Property. There is adequate capacity to serve the Property.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection – Ord. 05-31

The Property is not within a wellhead protection area.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

See “Westfield Comprehensive Plan (2007, as amended)” discussion above.

2. Current conditions and the character of current structures and uses.

The Property is improved with single-family dwellings and various single-family and agricultural outbuildings. Portions of the Property are used agriculturally. Abutting properties are improved with either single-family detached dwellings or are used agriculturally.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan establishes that commercial office and service uses are desirable and appropriate for property along the State Road 32 corridor. The Proposal is consistent with the recommendations found in the Comprehensive Plan for the Employment Corridor along State Road 32.



4. The conservation of property values throughout the jurisdiction.

The Proposal is expected to have neutral or positive impacts on property values within the vicinity and jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City water and sewer are nearby and would be able to serve the Property.

Staff Recommendation

If the APC is satisfied with the Proposal, then forward 1104-PUD-04 to the City Council with a favorable recommendation. This recommendation assumes that the State Highway 32 Overlay Zone (1104-ZOA-03) has been forwarded to the City Council with a favorable recommendation. If this has not occurred, then further discussion regarding the applicability of the State Highway 32 Overlay Zone to this Proposal may be necessary.